

ICC TRI-CHAPTER UNIFORM CODE COMMITTEE (TUCC)



Meeting Minutes for June 20, 2024 VIRTUAL

CALL TO ORDER:

Meeting was called to order at 1PM

IN ATTENDANCE / INTRODUCTIONS:

Jay Lewis, City of San Ramon
Joseph Guzman, Alameda County
Phuong Devries, City of Cupertino
Behrooz Ghorbani, Santa Clara County
Samuel Tan, Alameda County
Bret Wickham*, Contra Costa County
Freshta Pirzada, Walnut Creek
Frank Kong, City of Walnut Creek
Roxanna Recinos-Serna, West Sacramento
Betty Chan, City of Milpitas
David Chung, City of Palo Alto
Kerwin Lee
Raymond Cheng, City of Fremont
Rajesh Vangala, CSG
David Lopez, Berkeley
Raul Ortega, Salinas
Ryan Pursley, Concord

Omar Noorzad, Hayward
Jonathan Clark
Frank Wiseputra, Contra Costa County
Angeline Anzini, Salinas
Sam Tsui, San Ramon
Suzanne Park, Sunnyvale
Jom Sicat, Menlo Park
Steve Osborne, Hayward
Medhat Henen, Santa Clara County
Rachel O'Shea, Benicia
Keyvan Irannejad, WC-3
Jessica Collignon, Contra Costa County
Dennis Lau, San Ramon

* Chairperson

APPROVAL OF MINUTES:

ANNOUNCEMENTS:

Roxanna shared that Mia Marvelli is no longer the Building Standards executive director. The new director is Stoyan Bumbalov.

DISCUSSION ARISING FROM OLD BUSINESS:

CODE DISCUSSION:

1. Fred Cullem wanted to survey the group regarding using the final inspection as a certificate of occupancy vs issuing a formal separate certificate. Roxanna, David Lopez, Phoung, Omar and Betty all issue formal certificates in their respective

AHJs for new commercial buildings and additions and for changes in occupancy. Some of these issue C of O for tenant improvement. Contra Costa utilizes the final inspection as the C of O.

2. David Lopex shared a situation where an architect alleged that allowable area per 506.3.3 under 2022CBC exceeds the 2019 allowable area. The area increase formula from 2019 code has been replaced by a step function table which the architect was extrapolating from. No clear understanding was gained during the discussion. I plugged in several example values and seem to find that 2022 table only offers less than or equal to 2019 calculated values.
3. Various discussion regarding Preapproved ADU plans:
 - a. HCD approve Factory Built housing plans can act as preapproved plans but group uncomfortable with preapproved foundation plans and would prefer to verify foundation plan is site appropriate.
 - b. PADU plans should include all anticipated options for flexibility.
 - c. Offsite construction still requires acceptable inspections. Discussion included proposed offsite ICC inspection in China and also a second manufacturer operating in India.
4. David Lopez asked if any AHJs are readopting the code with its' midcycle code updates. David Chung (Palo Alto) did so per City attorney direction.
5. Various other discussion regarding PADU fees and storage of drawings. Ryan (Concord) described their process as did Berkeley.

Bret Wickham